

# Notice of Meeting

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## Western Area Planning Committee Wednesday 25 November 2020 at 6.30pm Update Report

### Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

### Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148  
Email: [planningcommittee@westberks.gov.uk](mailto:planningcommittee@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043 Email: [jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 17 November 2020



**Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 2020 (continued)**

- To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston
- Substitutes:** Councillors Jeff Beck, James Cole, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers
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# Agenda

## Part I

**Page No.**

- (1) **Application No. and Parish: 20/00604/FULEXT, Coley Farm, Stoney Lane, Ashmore Green, Cold Ash**
- Proposal:** Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure.
- Location:** Coley Farm, Stoney Lane, Ashmore Green.
- Applicant:** Donnington New Homes.
- Recommendation:** Delegated to the Head of Development and Planning to grant conditional planning permission subject to the completion of a S106 legal agreement.

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**Agenda - Western Area Planning Committee to be held on Wednesday, 25 November 2020 (continued)**

- (2) **Application No. and Parish: 20/01520/FULD, Rickety Gate Farm, Hamstead Marshall** 13 - 14
- Proposal:** Section 73: Variation of condition 13 'removal of log cabin' of approved application 17/02099/FULD:  
Section 73A: Variation of Condition 15: Temporary log cabin permitted of approved application 13/01008/FULD: Relocation of existing dog breeding establishment involving the erection of a single storey kennel building; siting of a temporary mobile home; isolation kennel building and change of use of existing barn to ancillary storage building; the use of land as canine exercise area, associated parking, turning and landscaping (allowed on appeal APP/W0340/A/13/2206830).
- Location:** Rickety Gate Farm, Hamstead Marshall.
- Applicant:** Rachel Paul.
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.
- (3) **Application No. and Parish: 20/02205/HOUSE, White Cottage, North Heath, Chieveley, Winterbourne** 15 - 16
- Proposal:** Construction of oak framed tractor and garden machinery building, construction of stable block and construction of all-weather riding arena.
- Location:** White Cottage, North Heath, Chieveley.
- Applicant:** Mr and Mrs J Green.
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions.

**Background Papers**

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.



**Agenda - Western Area Planning Committee to be held on Wednesday, 25 November  
2020 (continued)**

Sarah Clarke  
Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact  
Moira Fraser on telephone (01635) 519045.



## WESTERN AREA PLANNING COMMITTEE 25 NOVEMBER 2020

### UPDATE REPORT

**Item No:** (1)      **Application No:** 20/00604/FULEXT      **Page No.** 7-39

**Site:** Coley Farm, Stoney Lane, Ashmore Green

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**Planning Officer Presenting:** Simon Till

**Member Presenting:** N/A

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#### Written submissions

**Parish Council:** Cold Ash Parish Council: Bernard Clark – available to answer questions at meeting

**Objectors:** Keith Benjamin - available to answer questions at meeting

Anthony Berkeley - available to answer questions at meeting

Joint submission: Keith and Fiona Benjamin, Anthony and Wendy Berkeley, Jo & Laurence Grew, Martin & Debbie Hayward, Val & Veronika Korolev, George Price, Nicola & Stephanie Snelling, Jon Thompson, Peter & Sarah Wilmot and David & Clare Wormald - Not available to answer questions at meeting

Joint submission has been supported by: Joanna and Laurence Grew, Neil & Angela Roberts, David and Tracey Harrold, Nicola and Stephanie Snelling, Michael Sparvell and Martin & Debbie Hayward - not available to answer questions at meeting

Stephanie Bennett - not available to answer questions at meeting

Nicola Silcock - not available to answer questions at meeting

Sally and Alex Whitson - not available to answer questions at meeting

**Supporter(s):** N/A

**Agent:** Kerry Pflieger - available to answer questions at meeting

**Ward Member(s)  
speaking:**

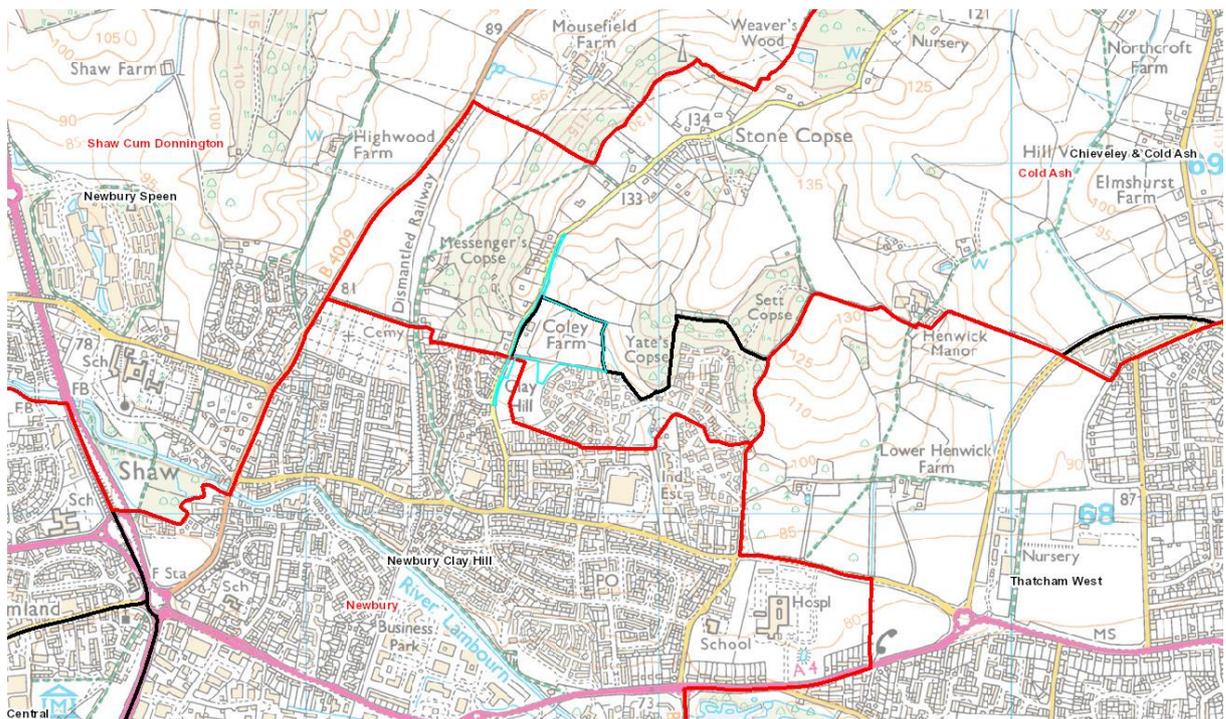
Councillor Jeff Beck  
Councillor Jeff Cant  
Councillor Hilary Cole  
Councillor Garth Simpson

**1. Corrections and clarification of the main agenda report**

Paragraph	Corrections and clarification
1.4	The site slopes east- west rather than north – south
1.5	The site does not include an access opposite “Newlyn”, the only vehicular access into the site is opposite Wanbury and Wayside
1.6	There are 179 proposed car parking spaces within the site, the additional two are visitor spaces
6.24(c)	The relationship between plot 48 and 17 Wansey Garden is a “back to side relationship” – the back of plot 48 and side of Wansey Garden. The bedroom window of 17 Wansey Garden is a secondary window.

**2. Ward boundaries**

The northern visibility splay and part of the western edge of the access road is in the ward of Chieveley & Cold Ash. The remainder of site including the eastern part of the access from the south and the area of development and open space is in Newbury Clay Hill ward. The site location and split between the two wards and Cold Ash Parish and Newbury Town are shown below:



**3. Extension of time**

An extension of time as been agreed until 22/01/2021.

**4. Conditions**

Following further correspondence between the case officer and agent, minor amendments to the conditions contained within the main report are proposed to be amended. These are detailed in section 5 below, the amendments relate to technical matters, the amended conditions have been agreed with the relevant consultees.

## 5. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended conditions.

10	<p><b>Layout and Design Standards (amended)</b></p> <p>The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision and the Developer to enter into a S278/S38 Agreement for the adoption of the site. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework 2019, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
15	<p><b>Change of speed limit (amended)</b></p> <p>No development shall take place until details of how the '30/National' speed limit change will be relocated approximately 220 metres to the north, together with an entry feature (should there be sufficient verge) have been submitted to and approved in writing by the Local Planning Authority. Such details shall show how the speed limit could be relocated. No dwelling shall be occupied until the speed limit change has been relocated and has been provided in accordance with the approved details.</p> <p>Reason: To ensure the development is served by an adequately lit highway in order to maintain road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework 2019, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
30	<p><b>Landscaping (submitted scheme) (amended)</b></p> <p>All landscape works shall be carried out in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including plans and documents referenced in condition 3 of this planning consent, unless otherwise agreed in writing by the LPA. The approved landscape works shall be implemented within the first planting season following first occupation of the or in accordance with a programme submitted before any development takes place and approved in writing by the Local Planning Authority. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>

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The site is awkwardly placed between congested roads in the Thatcham and Newbury directions and the single track “quiet” lane to the north. There are significant gradients both within the site, this not apparent from the developer’s submission. We also know from our own measurements that many of the developer’s distances are underestimates. It will therefore be hard work to travel on foot or bicycle to and from local facilities. Car use will be the norm thereby adding to the local congestion.

The lane is used a great deal by walkers, cyclists and horse riders as a quiet route. This use will be disrupted, if not wiped out, by the urbanisation and increased traffic both during and after construction.

The gradient and impermeable clay of the site makes flooding of the vulnerable Manor Park area below it a real possibility. Unproven flood alleviation measures are in the proposal but who will maintain them? Similar provisions in Manor Park have never been maintained and are now choked with vegetation. The average rainfall in the area has increased sharply since 2017. 857.9mm of rain fell in Thatcham in the last 12 months vs 151.89mm in the same period in 2016/2017

The removal of about 180m of established hedge will destroy wildlife habitat and contribute to the urbanisation that this proposal presents. Queries are raised over what environmental studies have taken place, the site is used by wildlife creatures.

The development looks like a “city block” transported to the edge of Newbury and it even includes some 3-storey buildings that are completely out of character with the area.

The developer is being allowed to count the existing public open space as part of the development thus letting them off such provision inside the site. We object to the lack of consultation on this issue. As locals, we know that the existing public open space is extremely wet for much of the year which will make it unpleasant to use.

The increased pressure on local services, in particular schools and GPs has not been considered in the proposal and thus the impact on existing residents. Utilities have come under increasing pressure since 2017 and more home-working will intensify this pressure.

WBC has declared a climate emergency, yet there is nothing sustainable in this proposal other than a marginal improvement in insulation above the minimum requirement of the Building Regulations. It is not even “low carbon ready”, for example by using underfloor heating compatible with heat pumps. The design of the proposal scheme is 10 years out of date.

There is widespread alarm amongst existing residents concerning how they will be affected, the outline application received a petition of over 500 names. The development will turn Waller Drive into a “rat run”.

There are a number of empty buildings in Newbury and other brown field sites which can be used.

The site is valued recreational land for local residents. The proposal scheme will irreparably damage the character of the area. Green space should be protected.

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## WESTERN AREA PLANNING COMMITTEE 25TH NOVEMBER 2020

### UPDATE REPORT

**Item No:** (2)      **Application No:** 20/01520/FULD      **Page No.** 41-53

**Site:** Rickety Gate Farm, Hamstead Marshall

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**Planning Officer Presenting:** Sian Cutts

**Member Presenting:** N/A

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#### Written submissions

**Parish Council:** N/A

**Objector(s):** N/A

**Supporter(s):** N/A

**Applicant/Agent:** Agent - Nicky Brook Available to answer questions at meeting

**Ward Member(s) speaking:** Councillor Dennis Benneyworth  
Councillor James Cole  
Councillor Claire Rowles

#### **1. No Further Updates**

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## WESTERN AREA PLANNING COMMITTEE 25 NOVEMBER 2020

### UPDATE REPORT

**Item No:** (3)      **Application No:** 20/002205/HOUSE      **Page No.** 55-65

**Site:** White Cottage, North Heath, Chieveley

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**Planning Officer Presenting:** Sian Cutts

**Member Presenting:** N/A

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#### Written submissions

**Parish Council:** N/A

**Objector(s):** Clare Bassett – not available to answer questions at meeting

**Supporter(s):** N/A

**Applicant/Agent:** Jonathan Green – available to answer questions at meeting

**Ward Member(s) speaking:** Councillor Hilary Cole  
Councillor Garth Simpson

#### 1. Additional Consultation Responses

A letter of support has been received. The total number of representations is now 2, one objection and one in support. The supporting comment is summarised

<b>Public representations:</b>	As immediate neighbours to the north and west we have no objection.
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#### 2. Response to Written Representation

Following the submission of the comments with regards to the accuracy of the submitted plans, the site was re-visited on 24<sup>th</sup> November and further measurements from fixed points in the site were taken.

Discrepancies as identified were minimal over a 1:1250 scale (for example 52.8 metres on plan vs. 51.6 on the ground, 35.6 on plan vs 35 on the ground, 33.6 on plan vs. 33.1 on the ground – the closer dimensions have more of a bearing as they are those closer to the objector's dwelling where the stables are proposed to be located).

There is a misunderstanding that the case officer has taken the measurements from the boundary directly adjacent to the neighbouring dwelling, whereas the neighbouring boundary includes the garden which runs down behind the sheds to the south west. The understandable conclusion being reached by the objector that the assessment was made on the basis of incorrect plans. A plan showing where the Case Officer took the measurements from will be included in the presentation to the Committee.

There is a discrepancy in the submitted block and location plan in that there is an additional shed north of the existing store buildings shown on the drawing for change of use to tractor/garden machinery store. It is an open fronted building, approximately 4x 3m with a monopitch roof, that currently appears to be being used as a store for waste materials from interior refurbishment works being carried out to the dwelling, and does not appear to have required planning permission as a domestic storage building.

The description of the enclosure of the boundaries also requires clarification. The north and east boundaries are tree lined (not evergreen), not hedges, and there is no hedge directly alongside the neighbouring dwelling (objector's house), although there is a garden hedge between the two. This reduces the amount of screening of the riding arena, but it is located well within the site and no floodlighting is proposed, only low level lighting alongside the proposed stables.

These matters do not alter the officers recommendation as the distances are sufficiently accordant with what has been set out in the drawings that the assessment of neighbouring amenity would not be changed, and the riding arena is located in such a manner within the site, which sits on flat land that is slightly elevated from the surrounding fields, that its level of impact on the wider landscape, provided that no floodlighting is installed, would be low in your officer's view. A control on lighting is one of the recommended conditions.

### 3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition.

6.	<p><b>Manure storage and disposal (amended)</b></p> <p>The development shall not be brought into use until full details of the location and method of storage of manure and its removal has been submitted to and approved in writing by the Local Planning Authority. The location and methods of storage of manure shall be implemented in accordance with the approved details.</p> <p>Reason: To prevent the proliferation of manure which would detract from the quality of the North Wessex Downs AONB and in the interests of amenity and to avoid any possible water/land contamination. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Policies OVS5, OVS6 and ENV29 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Supplementary Planning Document Quality Design (June 2006).</p>
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